

# POACHERS RETREAT

Alcester Heath, Warwickshire







# POACHERS RETREAT IS SITUATED IN A SECLUDED POSITION

It offers a well-presented secluded country residence of over 5,850 sq ft,  
with grounds, garage with apartment over and detached holiday let cottage in over 6 acres.

## Summary of accommodation

**Poachers Retreat:** Entrance hall | Reception/dining hall | Drawing room | Sitting room | Garden room | Study | Kitchen/breakfast room | Utility room | Cloakroom

Galleried landing | Six bedrooms | Three bathrooms | Dressing room

Triple garage with flat over with entrance hall, kitchen/sitting room, bedroom, shower room | Gardeners WC

Patios | gardens and grounds | Pastureland | Electric gated entrance

**Holiday Cottage:** Hall | 38ft kitchen/sitting/dining room | Cloakroom | Utility room | Four bedrooms | Three bathrooms | About 2,260 square feet

**In about 6.39 acres**

**Distances:** Alcester 2 miles, Stratford-upon-Avon 9.5 miles, M42 (J3) 10 miles, M40 (J15) 17 miles, Warwick Parkway Station 17.5 miles

Worcester 17.5 miles, Birmingham City Centre 20 miles, Birmingham International Airport 21 miles, Cheltenham 28 miles

(All distances and times are approximate)





# SITUATION

Poachers Retreat is beautifully positioned in open countryside adjoining the stunning Ragley Hall Estate, with an abundance of wildlife.

The old market town of Alcester, about 2 miles away, provides good local shopping and services for day-to-day needs, while a more comprehensive range of facilities are located in nearby Stratford-upon-Avon, Evesham, Cheltenham, Worcester and Birmingham.

Poachers Retreat is well placed for communications with the M40, M5 and M42 providing access to London and the national motorway network. There is a regular mainline service from Warwick Parkway Station to London Marylebone, which takes from 91 minutes.

There are numerous sporting opportunities in the area with National Hunt Racing at Cheltenham, Stratford-upon-Avon and Worcester. Golf courses around Stratford-upon-Avon, Bidford-on-Avon and Broadway.

There is an excellent range of state, private and grammar schools in the area, including Coughton C of E Infant School, Alcester Grammar and in Stratford-upon-Avon, King Edward VI Boys Grammar School and Shotton Grammar School for Girls. Nearby in Warwick is Warwick School and Preparatory School together with Kings High School for Girls and Kingsley Girls School in Leamington Spa is also within easy reach.

# THE PROPERTY

Poachers Retreat is a fine country residence. Set back along a sweeping driveway, nestling in a sheltered position with good countryside views. Originally the site of an old cottage, the property was built to an individual architect design to exacting standards and specifications. The substantial green oak frame being hand-crafted and assembled on-site using traditional pegged and, mortice and tenon joints.





The accommodation is well proportioned, and on the ground floor, the principal reception rooms are organised around an impressive double height and galleried reception hall. The accommodation is suited to both family living and entertaining.

Principal rooms include a formal drawing room with large open fireplace, French doors opening on to a rear terrace. Impressive front sitting room with underfloor heating, stone flag flooring and stone fireplace. Study/snug room with half-height oak panelling. Garden room with vaulted ceiling opening to the west-facing patio. Kitchen with an extensive range of light maple units with granite work surfaces, a large central island unit. Built-in appliances, Smeg stainless steel range cooker with six burner hob and double oven.

Galleried landing with cast Victorian panels, oak spindles and banister rail. Principal bedroom suite with Roca fitted bathroom with twin vanity wash hand basins and walk in shower. Stairs from the bedroom lead up to the dressing room with a range of solid oak fitted cupboards and drawers. Vaulted guest bedroom with en suite bathroom. Two further double bedrooms. Main bathroom. Second floor with landing and two bedrooms.











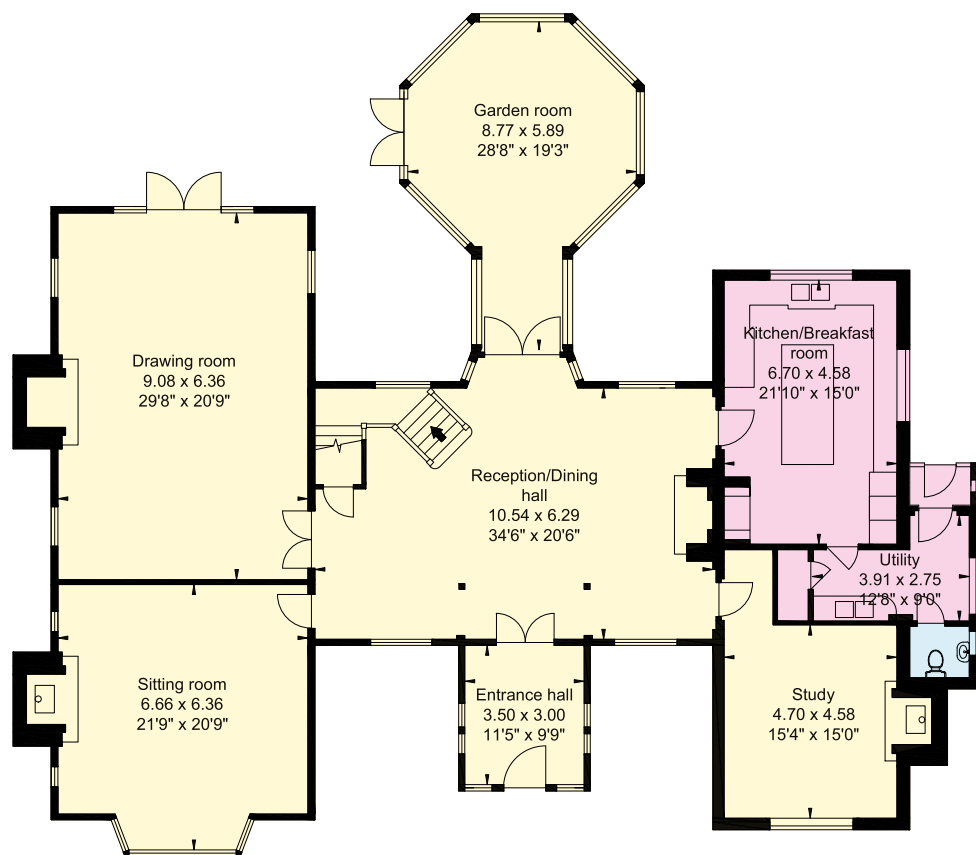


Open fireplaces, two with woodburning stoves, exposed timber framing and oak flooring fuse effortlessly with modern convenience, with the property taking advantage of the best use of materials: Double glazed leaded light effect windows with solar efficient glass; underfloor insulation and high specification roof and inter-floor insulation helping to create a warm environment.

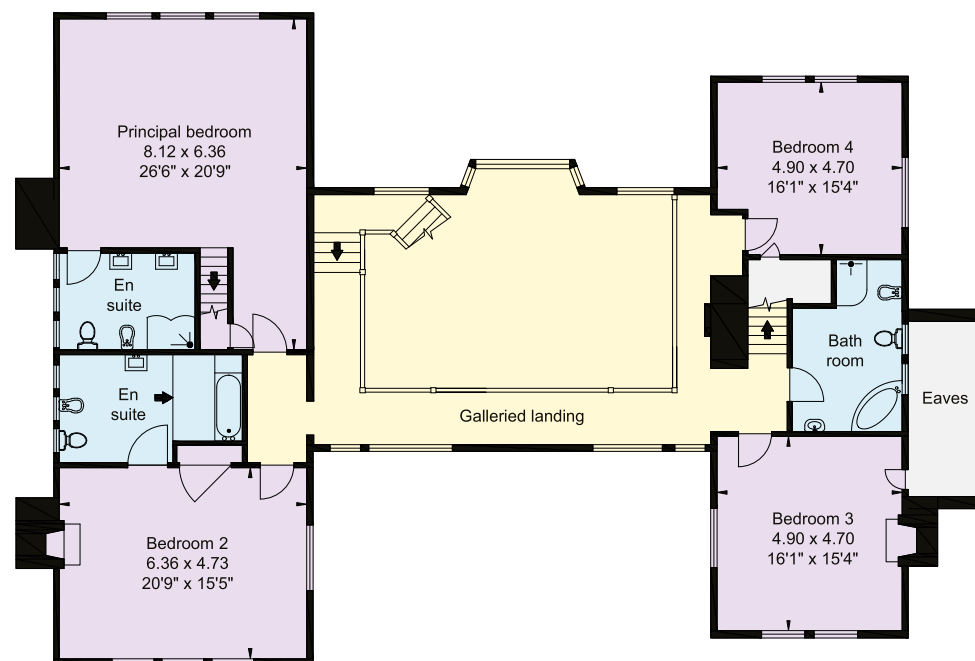




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



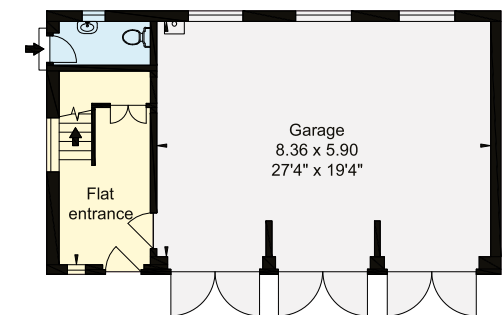
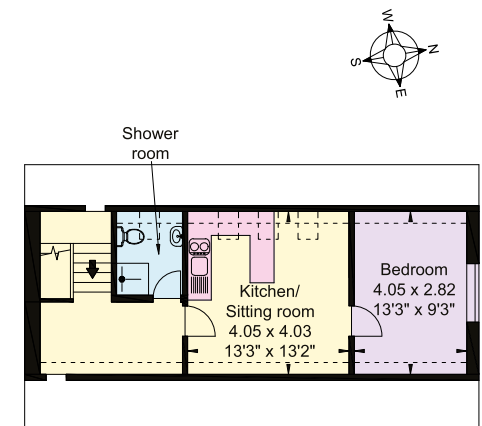
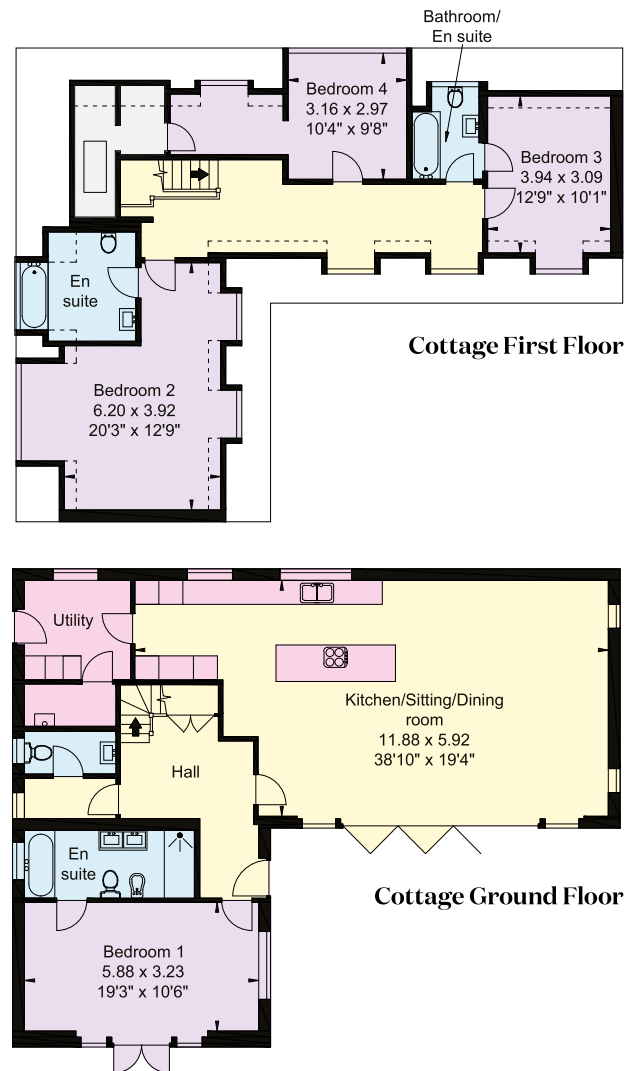
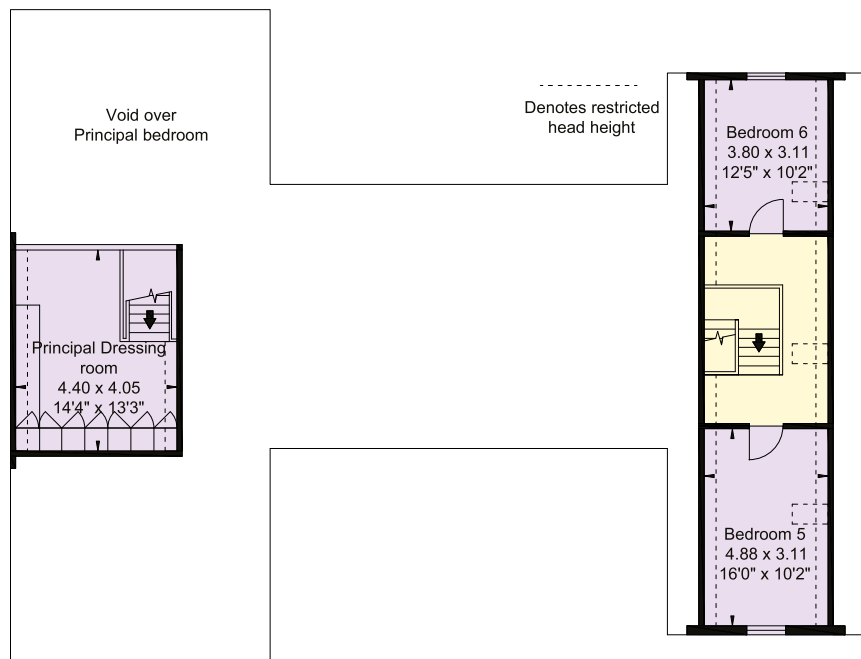
**Ground Floor**



**First Floor**

Approximate Gross Internal Area  
House: 545 sq m (5,866 sq ft) exc. Void  
Cottage: 210 sq m (2,261 sq ft)  
Flat/Outbuilding: 110 sq m (1,185 sq ft)  
Total: 865 sq m (9,312 sq ft)  
inc. restricted head height





Not shown in  
actual location /  
orientation



Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Detached triple garage with an apartment situated over.

Ancillary accommodation is provided by a substantial cottage situated within the grounds and is currently holiday let accommodation. Constructed in the same materials as the main house and with a separate driveway.











## GARDENS AND GROUNDS

The house is approached along a sweeping driveway that leads to double wrought iron electric gates to a gravelled turning circle and parking area. The gardens have been laid with formal and informal areas blending well with established planted borders, shrubs, terracing and specimen trees, lawns, paddock and additional grassland.

A public footpath has been rerouted and is shown on the boundary plan, giving access for walks over surrounding countryside.















# PROPERTY INFORMATION

**Services:** Mains gas, electricity and water are connected. Gas-fired central heating provided by two condensing boilers in the main house. Separate gas-fired central heating boiler to the apartment and for the cottage. Private drainage system. Solar panels installed in 2021.

## EPC's

Poachers Retreat – Band C, Apartment – Band C, Cottage – Band B

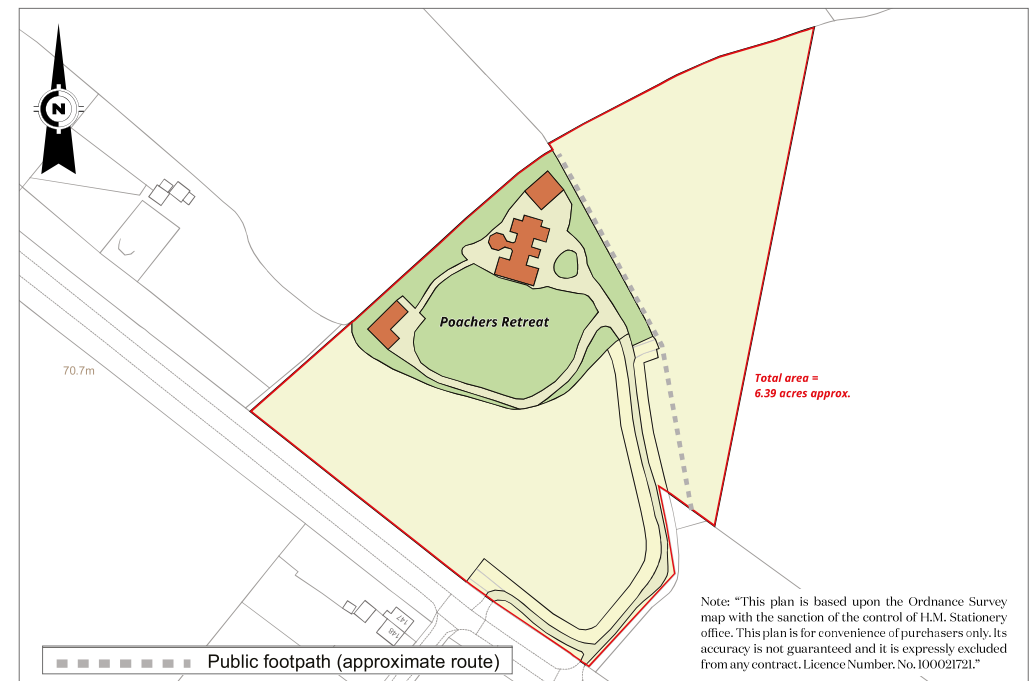
**Directions (B49 5JJ) – What3words:** [///vocab.browser.pave](https://www.what3words.com/vocab-browser/pave)

**Tenure:** Freehold

**Local Authority:** Stratford on Avon District Council: (01789) 267575.

**Council Tax:** Band H

**Viewing:** By prior appointment only with the agents.







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Date: 27 June 2025  
Our reference: STR012504818

## Poachers Retreat, Alcester Heath, Alcester, B49 5JJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£2,750,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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